

Property Summary Report

2825 E Chambers Dr

Phoenix, AZ 85040 - S Airport S of Roeser Ind Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Single
Year Built:	1990
RBA:	17,000 SF
Floors:	1
Typical Floor:	17,000 SF
Ceiling Ht:	16'-23'
Construction:	Masonry

LAND

Land Area:	1.20 AC
Zoning:	I-P
Parcel	122-53-072

EXPENSES PER SF

Taxes:	\$1.72 (2019)
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LOADING

Rail Spots:	None
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LEASING

Available Spaces: No Spaces Currently Available

TRANSPORTATION

Parking:	Ratio of 1.29/1,000 SF
Airport:	13 minute drive to Phoenix Sky Harbor International Airport

KEY TENANTS

Ventana Distributing Company Incorporated	17,000 SF
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PROPERTY CONTACTS

True Owner:	Able Engineering and Component Services I...	Recorded Owner:	Able Investments Llc
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MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	5.3%	▲ 0.9%
Market Overall	7.5%	▲ 0.3%

Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$0.81	▲ 5.2%
Market Overall	\$0.73	▲ 5.6%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	264,329	▲ 15.9%
Months On Market	8.5	▲ 1.6 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$16.6	▲ 17.2%
12 Mo. Price Per SF	\$126	▲ 6.3%